

THE MILLS TEAM

is proud to present

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# 1200 THE ESPLANADE NORTH

SUITE 615



[1200TheEsplanade615.com](http://1200TheEsplanade615.com)





## WELCOME HOME

So Much To Love In This Stunningly Renovated Suite Located In The City Centre of Pickering! Truly Move-In Ready With A Fabulous Layout, 2 Bedrooms + Den, 2 Car Parking & A Locker! Completely Renovated in 2020 - Enjoy The New Kitchen, Quartz Countertop With Breakfast Bar, & All New Appliances. Gorgeous Flooring With Upgraded Baseboards, All New Doors, Hardware, Lighting, Closet Organizers In Both Bedrooms, Custom Feature Wall In The Primary Bedroom, & Professionally Painted. Ideal Layout With Bedrooms On Opposite Sides of Suite. Beautiful South Balcony to Enjoy A Morning Coffee Or A Glass Of Wine At The End Of The Day! All Inclusive Maintenance Fees (Includes Cable & Internet) & Outstanding Amenities! If Walkability & Community Are Important, This Is The Condo For You! Located In The City Centre, Across From The Esplanade Park With Year Round Activities & Music Garden! Walking Distance To Pickering Mall, Library, Farmer's Market, Medical Building, Shops/Restaurants & The Go Train!

## RENOVATIONS & IMPROVEMENTS

Extensively renovated in 2020 with condo corporation approval

- Kitchen:
  - o Removed wall between kitchen and dining area
  - o All new kitchen cupboards with custom pull-outs, & hardware
  - o Custom quartz counter/breakfast bar
  - o All new stainless steel appliances
- Bathroom:
  - o Floating vanity with porcelain countertop & undermount sink
  - o New toilet
  - o New hardware in shower
  - o Mirror and lighting
- Other:
  - o Vinyl laminate flooring throughout suite
  - o All new baseboards
  - o Custom feature wall in primary bedroom
  - o New full-sized stacked washer & dryer
  - o Professionally painted throughout
  - o All new closet doors
  - o Bedroom closets with organizers
  - o All new lighting including LED pot lights





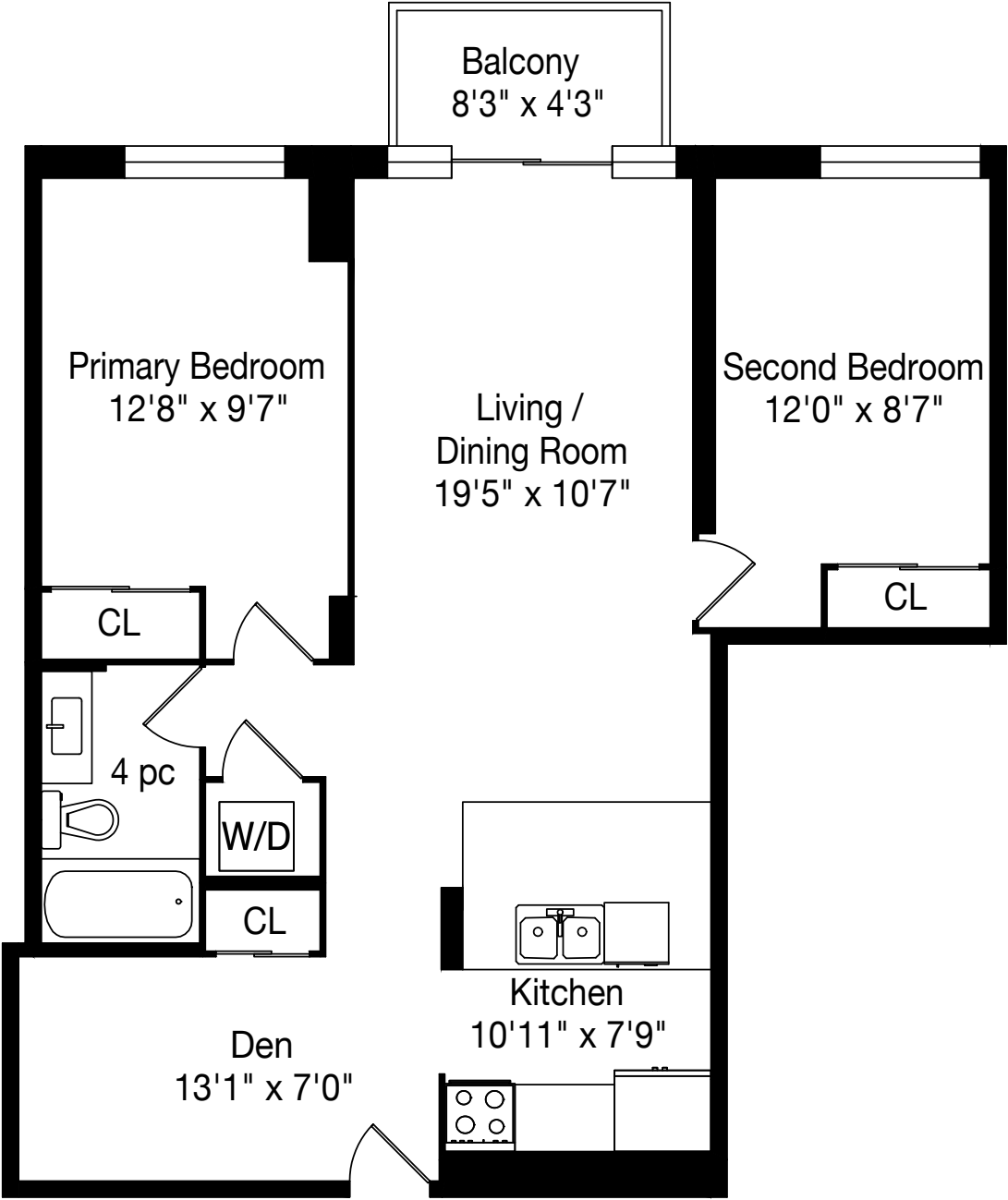
ADDITIONAL INFO

- Taxes:** \$3,597.88 (Annual in 2023)
- Possession:** 60 Days/TBD
- Parking:** Two owned underground parking spaces - Level A #189 & Level A #192
- Locker:** Owned locker - Level A #217
- Maintenance Fee:** \$798.06 (monthly 2023)
- Includes:** Water, Heat, Hydro, Central Air Conditioning, Internet, Cable T.V. (Rogers + Crave), Common Elements, Building Insurance, Locker & Parking.
- Heating:** Gas / Forced Air (owned & maintained by condo corporation)
- Exposure:** Open balcony south exposure
- Square Footage:** 850 sq ft per MPAC
- Amenities:** Exercise room, outdoor pool, sauna, party room, multi-purpose room, games room, billiards room, 24 hour security and security system, visitor parking
- Pet Restrictions:** One dog or one cat (25 lbs or less)
- Property Manager:** Newton - Trelawney Management Services Inc (905-619-2886)
- Condominium Manager:** Roz Dean (905-420-0017)
- Inclusions:** GE Profile Double Door Fridge, GE Range/Oven, GE Built-in Dishwasher, GE Built-in Microwave, LG Stacked Washer & Dryer, Kitchen Bar Stools, Kitchen Floating Shelves, Three Spice Shelves, All built-in and attached shelving, All electric light fixtures, All Rods and Drapery & Garage Door Openers/Fobs.
- Exclusion:** Wood/Metal Shelf (Living room) & Kitchen Area Light Fixture



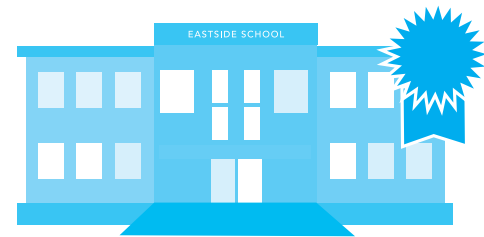








With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Grades PK to 8  
1400 Garvolin Ave  
**Pine Ridge SS**  
Designated Catchment School  
Grades 9 to 12  
2155 Liverpool Rd

Grades PK to 6  
2235 Brock Rd  
**ÉS Ronald-Marion**  
Designated Catchment School  
Grades 7 to 12  
2235 Brock Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



**The Esplanade Park**  
1867 Valley Farm Rd

3 mins

**Glengrove Park**  
1402 Fieldlight Blvd

6 mins

**Pickering Recreation Complex**  
1867 Valley Farm Road

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                        |
|---------------------|------------------------|
| 2 Playgrounds       | 6 Sports Fields        |
| 1 Pool              | 1 Track                |
| 1 Arena             | 1 Community Centre     |
| 3 Rinks             | 1 Skateboard Park      |
| 1 Tennis Court      | 5 Sports Courts        |
| 5 Volleyball Courts | 1 Community Garden     |
| 4 Basketball Courts | 3 Fitness/Weight Rooms |
| 1 Ball Diamond      | 1 Gym                  |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 12 minute walk away.

**Nearest Rail Transit Stop**  
Pickering GO  
12 mins

**Nearest Street Level Transit Stop**  
Kingston Eastbound at Glenanna  
3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5.47km.

**Lakeridge Health - Ajax Pickering Hospital**  
580 Harwood Ave S

**Fire Station**  
1616 Bayly Street

**Police Station**  
1710 Kingston Rd





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# THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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Signature Realty  
IND. OWNED & OPERATED BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. \* Sales Representative \*\* Broker